

**City of Warwick Planning Board
Meeting Minutes
Wednesday, September 12, 2012**

Members Present: Philip Slocum, Chairman
Vincent Gambardella, Vice Chairman
Laura Pisaturo
Cynthia Gerlach
Sue Stenhouse
John Mulhearn
James Desmarais
Steve Horowitz

Members Absent: Thomas Kiernan

Also in attendance: William DePasquale, Planning Director
Patricia Reynolds, Business Development Planner
Eric Hindinger, Engineering Project Manager
Lidia Cruz-Abreu, Planning Specialist
Peter Rugeiro, Solicitor

Chairman Slocum called the meeting to order at 6:05 pm.

The May 2012 meeting minutes were presented for review and approval. A motion was made by Ms. Stenhouse to approve the May meeting minutes, as presented. The motion was seconded by Mr. Gambardella. All voted in favor, none opposed.

The August 2012 meeting minutes were presented for review and approval. A motion was made by Ms. Stenhouse to approve the August meeting minutes, as presented, seconded by Mr. Gambardella. All voted in favor, none opposed, with Mr. Desmarais abstaining.

Major Subdivision

Julian Road-Master Plan

Location: 103 Florin Street, 21 & 31 Bunting Road, & Julian Road
Applicant: Kenneth Edward & Sandra Lee Olson
Michael C. Carreiro & Jennie A. McDowell
Paul & Elena Gallucci
Assessor's Plat: 340
Assessor's Lot(s): 291, 666, & 667
Zoning District: A-7 & A-10 Residential
Land Area: 4.80 acres
Surveyor: DiPrete Engineering
Ward: 3

Mr. Sanford Resnick, ESQ, 300 Centerville Road, Warwick, RI represented the applicants Kenneth Edward & Sandra Lee Olson; Michael C. Carreiro & Jennie A. McDowell; and Paul & Elena Gallucci who were requesting a Master Plan Approval of a Major Subdivision. The Applicants propose to subdivide (3) three lots to create (11) eleven conforming lots; (1) one new conforming lot fronting on Florin Street; (8) eight new conforming lots fronting on a new street, the Julian Road extension and (2) two conforming lots with existing structures fronting on Bunting Road.

The Attorney stated that the primary lot had been in the Olson family since 1936. He explained that although the application was for an (11) eleven lot subdivision, that only (9) nine new lots would be developed; the remaining (2) two lots were to resolve rear yard encroachments for properties abutting along Bunting Road.

Mr. Resnick then introduced Mr. Eric Prive, PE, DiPrete Engineering, 2 Stafford Court, Cranston, RI. The Project Engineer explained that the property consisted of a 4.8 acre parcel, zoned Residential A-7 along Florin Street and Residential A-10 along the Julian Road extension. He further explained that the lot was primarily wooded with MU Soils that were well draining and suitable for residential purposes with a 1.2 acre swamp intermittent stream wetland area along the terminus of the primary lot. The Project Engineer explained the proposal would be serviced by Public Sewer and Water and that the development would follow RIDEM regulations for BMP-Stormwater Low Impact Development Regulations resulting in a reduction of on-site drainage, post construction.

Chairman Slocum asked if there were any questions from the Board Members.

Attorney Resnick informed the Board that the Applicants were in agreement with the Planning Department's Stipulations.

Being no questions from the Board Members, Mr. Slocum opened the Public Informational Meeting.

Mr. Charles Bucci, 70 Rodney Road, questioned if the development would be graded at a higher elevation in relation to the abutting Step Circle, Bunting Circle and Rodney Road. Mr. Bucci was concerned that the run-off may impact his and other abutting properties and asked if there could be "long-term" bonding. He also asked about the beautification of the wetland area drainage lot.

Mr. Slocum explained that the development must meet the Zero Net Runoff requirements.

Mr. Eric Hindinger, City Engineer explained that the wetland could not be beautified per RIDEM regulations and needed to be maintained in its natural state.

Mr. John Hunt, 5 Bunting Circle, was concerned with the wetland area. He explained that during the 2010 Flood there was a home on Bunting Circle that was flooded due to the drain not being maintained.

Being no further testimony, Ms. Stenhouse made a motion to close the Public Information Meeting, seconded by Ms. Gerlach. All in favor, none opposed.

Ms. Pisaturo asked if there had been any concerns that were addressed at the informal meeting held the previous month with the neighbors. The Attorney explained that, similar to the testimony presented, there were questions and concerns regarding the drainage and that one of the neighbors had a concern regarding the locations of his shrubs. The Attorney represented that the concerns raised by the neighbors were addressed.

Mr. Slocum asked to have the Planning Department findings and recommendations read into the record, they were as follows:

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1, "Purposes and General Statements" of the City's Development Review Regulations, and:

1. That the subject property is located at 103 Florin Street, 21 & 31 Bunting Road, and Julian Road and is identified as Assessor's Plat: 340, Assessor's Lots: 291, 666, & 667.
2. That the subject property consists of three (3) tax assessor's lots totaling 4.80 acres and is currently zoned Residential A-7, lots fronting on Florin Street; and Residential A-10, lots fronting on the Julian Road extension; and Bunting Road.
3. That the Applicant proposes to create (11) eleven conforming lots; (1) one new conforming lot fronting on Florin Street; (8) eight new conforming lots fronting on a new street, the Julian Road extension and (2) two conforming lots with existing structures fronting on Bunting Road.
4. That the A-7 Residential Zoning District requires a minimum of 70 feet of frontage and lot width and a minimum area of 7,000 square feet per individual lot.
5. That the A-10 Residential Zoning District requires a minimum of 100 feet of frontage and lot width and a minimum area of 10,000 square feet per individual lot.
6. That the subdivision as proposed is in compliance with the standards and provisions of the City's Zoning Ordinance.

7. That Assessor's Plat: 340; Assessor's Lots: 666 and 667 have encroachments on Assessor's Plat 340: Assessor's Lot: 291.
8. That the encroachment by Assessor's Plat 340: Assessor's Lot: 667 may have impacted land under the jurisdiction of the Rhode Island Department of Environmental Management Office of Water Resources-Wetlands Division. (RIDEM-Wetland)
9. That the underground drainage as shown may not be sufficient for the project and the redesign may result in the loss of (1) one new lot for development.
10. That the property has outstanding sewer assessments and shall be assessed at the 1977 assessment rate.
11. That the property will have access to public water and sewer.
12. That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
13. That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

The Planning Department's recommendation is to grant a Master Plan Approval, with the following stipulations:

1. That a Stormwater Management Plan, including but not limited to, a Drainage Plan and Calculations, shall be designed in accordance with Rhode Island Stormwater Design and Installation Standards Manual, dated December 2010, to demonstrate a zero-net runoff from the development, with no run-off into the Wetland, unless approved by RIDEM-Wetland, which shall be submitted as part of the Preliminary application.
2. That the impact on the abutting Freshwater Wetland, if any, by the encroachment of Assessor's Plat: 340, Assessor's Lot: 667 shall be resolved prior to Preliminary Approval, as gained by an approval from RIDEM-Wetlands.
3. That the Preliminary Plan shall correct the Dimensional Regulations Data Table for the A-7 Zoning Requirement, specifically the minimum rear yard setback shall be changed from 15' to 20'.

4. That the Preliminary Plan shall remove the wording "Open Space" from Record Lot 10 and add the word "Drainage".
5. That the Preliminary Plan shall include a Plat Name.
6. That the Applicant shall coordinate with the City of Warwick Water Division for the extension of the (8) eight inch water line on Julian Road.
7. That the Water Service shall be a minimum of (1) one inch and shall comply with the Building Code requirements.
8. That the Applicant shall coordinate with the City of Warwick Sewer Authority for the connection to the City's Sewer System and the Applicant's Engineer shall verify the invert elevations and the Preliminary plan shall show sewer alignment and profile.
9. That the project shall be subject to an inspection fee of \$150.00 per 100 feet of pipe installed.
10. That the project shall be subject to Inflow-Infiltration Regulations.
11. That the Preliminary Plan shall show an adequate number of fire hydrants spaced 300 feet apart and providing a minimum of 1000 GPM.
12. That the Applicant shall receive all necessary State and Local Permits, prior to Preliminary Approval, including but not limited to, RIDEM-Wetlands.
13. That the Applicant's Licensed Landscape Architect shall coordinate with the City of Warwick Landscape Project Coordinator, prior to the development of the landscape plan, which shall include, but not be limited to, identification of valuable trees, tree preservation and protection, and preservation of existing trees and vegetation within the 100 foot Riverbank Wetland.

Ms. Stenhouse asked if this was a phased project and at what time would the drainage questions be addressed. Mr. DePasquale explained that this was the Master Plan phase of the project and that prior to Preliminary approval the Project Engineers would need to address the question regarding the size of the drainage area.

Attorney Resnick indicated that the project would not be a phased project.

Ms. Pisaturo asked if the inspection rate of \$150 per foot would change. Mr. DePasquale and Attorney Resnick explained that the rate per foot would not change.

On the motion of Ms. Stenhouse, seconded by Ms. Pisaturo, the Planning Board

voted unanimously to formally adopt the Planning Department's findings and to grant Master Plan approval, with the Planning Department's recommended stipulations.

Actions by the Administrative Officer

A list of approved and recorded Administrative Subdivisions was presented to the Board for informational purposes.

On a motion by Ms. Stenhouse, seconded by Ms. Pisaturo, the meeting was adjourned at 6:45 pm.